

APPROVED
on 09/12/2011

Town of Geneseo Planning Board
Monthly Meeting Minutes
August 8, 2011
7:00 – 7:35 PM

Members Present:

Dwight Folts
Mark Shepard
Patti LaVigne
Tom Curtin
Hank Latorella
Marcea Clark Tetamore
David Woods

Others:

Ron Maxwell, CEO
Dawn Aprile, “The Valley at Geneseo”

1. Call to Order:

Dwight Folts, Chair, called the regular August monthly meeting to order in the board room of the Town Offices at 7:00 p.m.

2. Review of Minutes:

Chair Folts asked the board to review the minutes from the July 11, 2011 monthly meeting.

David Woods made the MOTION to approve the July 11, 2011 meeting minutes as presented.

Mark Shepard SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, David Woods, Patti LaVigne, Mark Shepard and Tom Curtin.

Abstained: Marcea Clark Tetamore (did not attend meeting)

Opposed: None.

MOTION PASSED.

3. CODE OFFICE REPORT.

Chair Folts requested that CEO Maxwell report on the Code Office for this past month.

Ron Maxwell said that the grass at Pondsides Plaza has been mowed. The Movie Gallery sign is down. There is another new house on Reservoir Road. He has also been told that BOCES is building a house but has not seen any plans yet.

CEO Maxwell continued that Coast Professional needs to put the easement for Dawn Aprile's land on the mylar before a building permit can be issued.

R. Maxwell and board members then discussed problems with the original placement of a septic system that affects several homes on Groveland Road.

4. VILLAGE PLANNING BOARD REPORT.

Chair Folts requested that David Woods give a report. D. Woods reported on the meeting that occurred on July 27. There were routine sign permits and special use permits given. The main item for discussion was the conversion from a single family house to double occupancy at 18 Wadsworth. This was not approved. D. Woods said that there will probably be a proceeding started against the Village (Art. 78). There are also two other applications on Wadsworth Street dealing with the same issue.

CEO Maxwell added that the Village Planning Board has never granted a special use permit for a two-family house since the Village zoning code update.

5. Report on Request for Revising the Town Code.

Chair Folts reported that both he and David Woods went to the Town Board on July 12 to discuss this request. As expected, budget is an issue. However, all members thought revising the Town Code was a good idea. Chair Folts said he will continue to ask for money in the budget – perhaps spread over a two to three year period. He noted that Town Attorney, Jim Coniglio, Esq., expressed his support of this project.

David Woods was asked to help with the project and agreed to draft the RFP.

6. ZONING CHANGE REQUEST for the Gateway from Premium Development: “The Valley at Geneseo”, Tax No. #81-1-2.81.

Chair Folts asked for updates on this project and the zoning change request.

David Woods reported that this item is on the County Planning Board's agenda for this week's meeting. It is unknown at this time whether Lead Agency letters were sent out by the Town.

Dawn Aprile said she has been gathering data for the EAF as project specific. The Town is suggesting a zoning amendment for that particular parcel.

D. Aprile referred to her handout which had been distributed to board members present and her EAF DESCRIPTION OF ACTION. She noted that Part 1 refers to her and that Part 2 is for the Town Board.

There was a short discussion about the role of a Lead Agency.

D. Aprile then summarized her project for the board as multi-family apartments, no more than three stories in height, with a density of 14 units/acre, 22 units per building, and with parking of two spaces per unit. Parking will be allowed within the front yard of the units.

7. New/Other Business.

There was no other or new business discussed.

8. Adjournment.

There being no additional business, the meeting ended at 7:35 p.m.

Marcea Clark Tetamore made a MOTION to adjourn the meeting at 7:35 p.m.

Tom Curtin SECONDED the motion.

All in favor: Dwight Folts, Patti LaVigne, Tom Curtin, Marcea Clark Tetamore, David Woods, Mark Shepard, and Hank Latorella.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board
dmm